

PROFORMA - 'A'

Sl. No.	AREA STATEMENT	SQ. MT.
1	AREA OF PLOT	385.80
a)	AREA OF RESERVATION IN PLOT	.....
b)	AREA OF ROAD SETBACK	8.80
c)	AREA UNDER ADDITIONAL SETBACK DUE TO PROPOSED CURVATURE TO EXISTING ROADS JUNCTION	.....
2	DEDUCTIONS FOR	.....
(A)	FOR RESERVATION / ROAD AREA	.....
a)	ROAD SET-BACK AREA TO BE HANDED OVER (100%)(REGULATION NO. 16)	.....
b)	PROPOSED P.P ROAD TO BE HANDED OVER (100%)(REGULATION NO. 16)	.....
c)	i) RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION NO.17)	.....
ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO.17)	.....
(B)	FOR AMENITY AREA	.....
a)	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(A)	.....
b)	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)	.....
c)	AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 35(ABEYANCE)	.....
(C)	DEDUCTIONS FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY LAND COMPONENT OF EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.	.....
3	TOTAL DEDUCTIONS : [2(A) + 2 (B) + 2 (C)]	8.80
4	BALANCE AREA OF PLOT (1 MINUS 3)	377.00
5	TWICE BENEFIT OF SETBACK AREA - OVER AND ABOVE	17.60
6	ZONAL (BASIC) F.S.I (0.5 OR 0.75 OR 1 OR 1.33)	1.00
7	BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 * 6) (IN CASE OF MILL LAND PERMISSIBLE BUA KEPT IN ABEYANCE)	377.00
8	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER 30(A)	.....
i)	AS PER 2 (A) AND 2(B) EXCEPT 2(A) (C) (II) ABOVE WITHIN CAP OF "ADMISSIBLE TDR" AS COLUMN 8 OF TABLE -12 ON REMAINING / BALANCE PLOT	.....
ii)	IN CASE OF 2 (A) (C) (II) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT	0.00
9	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTIONS OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	.....
10	BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO. 12 OF REGULATION NO. 30(A) ON REMAINING / BALANCE PLOT	188.50
11	a) BUILT UP AREA DUE TO "ADMISSIBLE TDR" AS PER TABLE NO. 12 OF REGULATION NO. 30(A) AND 13 ON REMAINING / BALANCE PLOT IN PROVISION OF ADDITIONAL OVERSEAS FSI TRANSFERRED TO THE NAME OF MCDM.	131.90
b)	INCENTIVE ADDITIONAL BUA AS PER 35(7)(b) (10 SQ MT PER MEMBER, 10 + 11 MEMBERS + 110 SQ MT)	110.00
c)	.....	.....
d)	SLUM TDR (SRA/1440/Rehab/Fin)	11.52
SLUM TDR (SRA/1472/Spillover)	00.98	
SLUM TDR (SRA/1464/Land)	07.00	
SLUM TDR (SRA/1475/Land)	02.50	
Total Slum TDR	22.00	
12	PERMISSIBLE BUILT UP AREA [5 + 7 + 10 + 11(a) + 11(b) + 11(d)]	847.00
13	PROPOSED BUILT UP AREA	847.00
14	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32	.....
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATIONS NO. 31(3)	296.45
a)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM (481.95 + 35%)	168.68
ii)	FUNGIBLE COMPENSATORY AREA AVAILABLE FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	168.68
b)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	127.77
ii)	FUNGIBLE COMPENSATORY AREA AVAILABLE ON PAYMENT OF PREMIUM	126.74
16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 + 15(a) + 15(b) + (ii)]	1142.42
17	FSI CONSUMED ON NET PLOT [13 / 4]	2.20
II	OTHER REQUIREMENTS	.....
A)	RESERVATIONS / DESIGNATION	.....
a)	NAME OF RESERVATION	.....
b)	AREA OF RESERVATION AFFECTING THE PLOT	.....
c)	AREA OF RESERVATION LAND TO BE HANDED/OVER AS PER REG. NO.17	.....
d)	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REG. NO.17	.....
e)	AREA / BUILT UP AREA OF DESIGNATION	.....
B)	PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REG. NO.	.....
i)	14(A)	.....
ii)	14(B)	.....
iii)	15	.....
C)	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PILOT AS PER REG. NO. 27	.....
D)	STATEMENT	.....
i)	PROPOSED BUILT UP AREA (13 ABOVE)	1142.42
ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	.....
iii)	AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii)]	1142.42
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE) 450	51
v)	TOTAL NUMBERS OF TENEMENTS PROPOSED ON THE PLOT.	24
E)	PARKING STATEMENT	.....
i)	PARKING REQUIRED BY REGULATIONS FOR	.....
CAR	17 NOS.	
SCOOTER / MOTOR CYCLE	NIL	
OUTSIDERS (VISITORS)	NIL	
ii)	COVERED GARAGE PERMISSIBLE	NIL
iii)	COVERED GARAGES PROPOSED	NIL
CAR	NIL	
SCOOTER / MOTOR CYCLE	NIL	
OUTSIDERS (VISITORS)	NIL	
iv)	TOTAL PARKING PROVIDED	21 NOS
F)	TRANSPORT VEHICLE PARKING	.....
i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	.....
ii)	TOTAL NO. TRANSPORT VEHICLES PARKING SPACES PROVIDED.	.....

CERTIFICATE OF AREA
 CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01.08.2020 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 385.80 sq.m & F.S.I. CLAIMED ON 385.80 sq.m AND TALLIES WITH THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

FORM - II

CONTENTS OF SHEET:
 GROUND FLOOR PLAN, BUILT UP AREA DIAGRAM AND CALCULATION, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM AND CALCULATION, PARKING AREA STATEMENT, ALL FLOOR PLAN, CALCULATION BUILT UP AREA SUMMARY, SECTION THROUGH COMPOUND WALL AND LUG WATER TANK, TERRACE FLOOR PLAN

THIS PLAN IS DIGITALLY SIGNED

1. THIS IS DIGITALLY SIGNED AND ISSUED.
 2. THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. P-5473/2020/(93)/P/S WARD/PAHADI GOREGAON-E DATED 08.01.2021.
 3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH AMENDED CONDITION UNDER NO. P-5473/2020/(93)/P/S WARD/PAHADI GOREGAON-E ON EVEN DATE

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED SELF REDEVELOPMENT OF EXISTING RESIDENTIAL BUILDING ON PLOT NO. 33, BEARING C.T.S. NO. 93, 93 1 TO 3 CP VILLAGE PAHADI GOREGAON EAST, PANDURANG WADI, ROAD NO. 4, GOREGAON EAST, MUMBAI-400083, 15/5 WARD

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER
PADMANABH APARTMENT CO OPERATIVE HOUSING SOCIETY LIMITED
 PLOT NO. 33, ROAD NO. 4, PANDURANG WADI, GOREGAON EAST, MUMBAI - 400083

OWNER / DEVELOPER SIGNATURE

STAMPS OF APPROVAL

NORTH

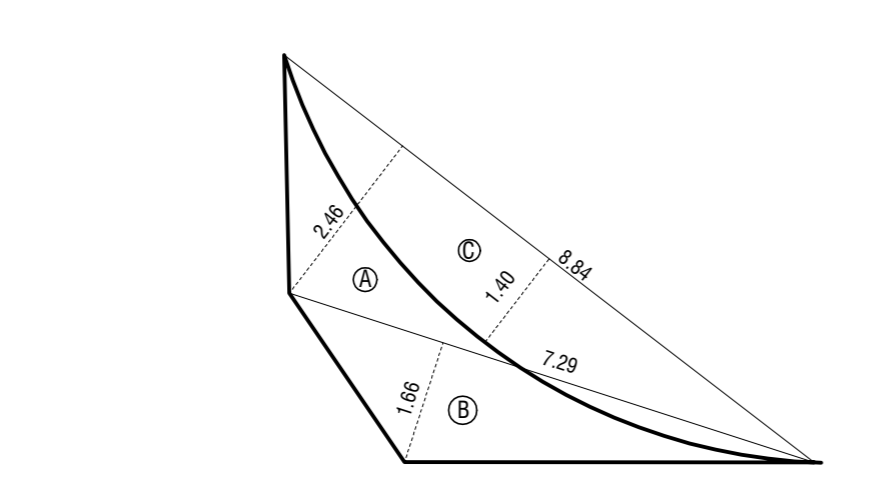
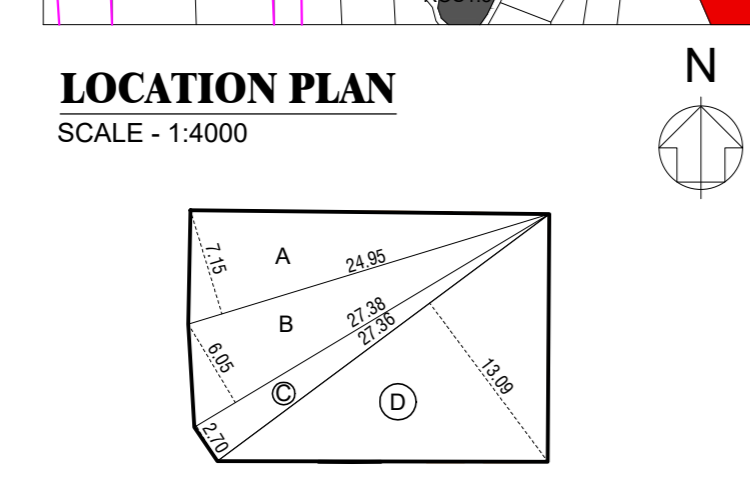
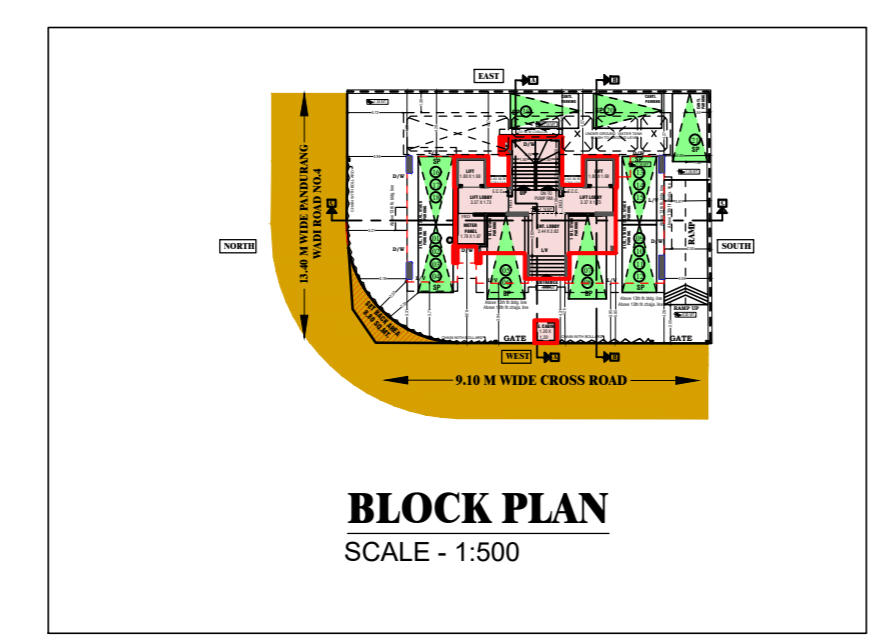
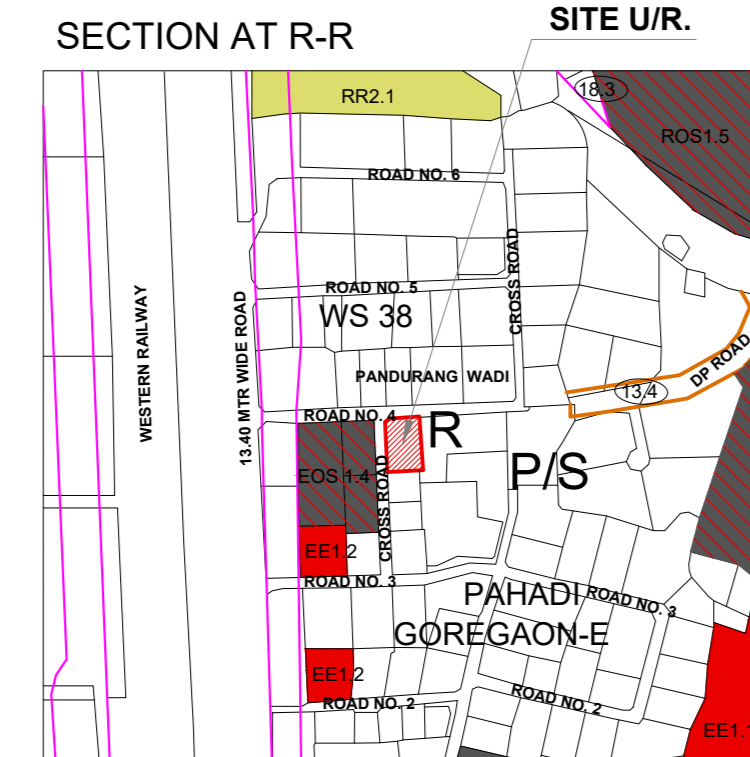
Job no. Drawing No. Scale Drawn By Checked By Date
 AS SHOWN Prakash Kadam MANASI 01/02 01/08/2023

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT
BRHARNDHARA MUNICIPAL CORPORATION
 GIRISH CHAUDHARI
 202, PLOT NO.33, ROAD NO.4, PANDURANG WADI, GOREGAON (EAST), MUMBAI - 400 083.

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

TABLE NO. 1
 PARTICULARS OF AREA DEVELOPMENT

Sl. No.	Particulars	Area (sq.m)	Remarks
1	Total Area of Plot	385.80	
2	Area of Reservation	8.80	
3	Area of Road Setback	8.80	
4	Area under additional setback due to proposed curvature to existing roads junction	.....
5	Total Deductions	17.60	
6	Balance Area of Plot	377.00	
7	Twice benefit of setback area - over and above	17.60	
8	Zonal (Basic) F.S.I	1.00	
9	Built up area as per zonal (Basic) F.S.I	377.00	
10	Built up area equal to area of land handed over as per 30(A)	.....
11	Built up area due to "admissible TDR" as per table no. 12 of regulation no. 30(A) on remaining / balance plot	188.50	
12	Built up area due to "admissible TDR" as per table no. 12 of regulation no. 30(A) and 13 on remaining / balance plot in provision of additional overseas FSI transferred to the name of MCDM.	131.90	
13	Incentive additional BUA as per 35(7)(b) (10 sq mt per member, 10 + 11 members + 110 sq mt)	110.00	
14	Slum TDR (SRA/1440/Rehab/Fin)	11.52	
15	Slum TDR (SRA/1472/Spillover)	00.98	
16	Slum TDR (SRA/1464/Land)	07.00	
17	Slum TDR (SRA/1475/Land)	02.50	
18	Total Slum TDR	22.00	
19	Permissible built up area	847.00	
20	Proposed built up area	847.00	
21	TDR generated if any as per regulation 30 (A) and 32	.....
22	Fungible compensatory area as per regulations no. 31(3)	296.45	
23	Fungible compensatory area available for rehab component without charging premium (481.95 + 35%)	168.68	
24	Fungible compensatory area available for rehab component without charging premium	168.68	
25	Fungible compensatory area by charging premium	127.77	
26	Fungible compensatory area available on payment of premium	126.74	
27	Total built up area proposed including fungible compensatory area	1142.42	
28	FSI consumed on net plot	2.20	



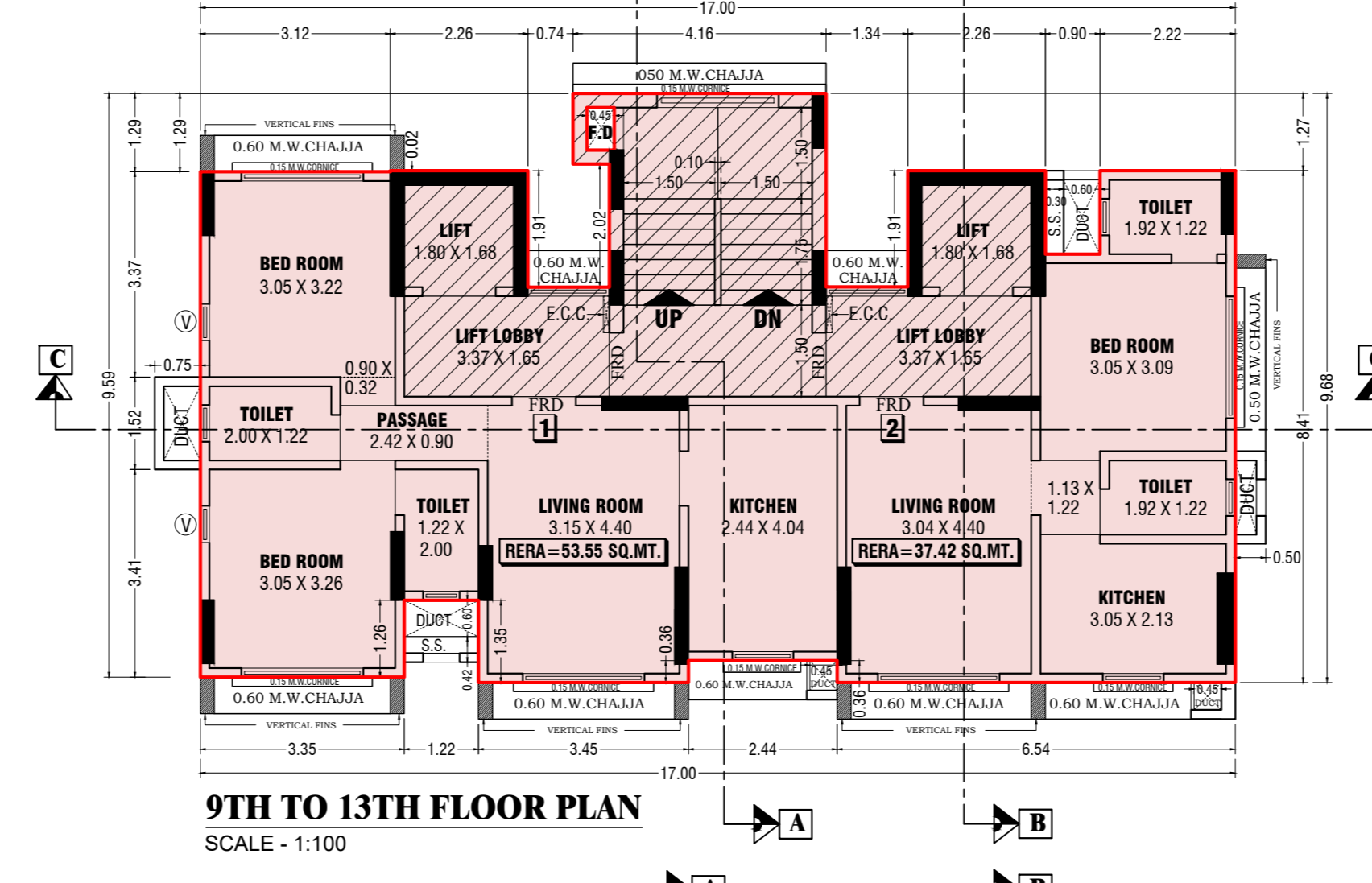
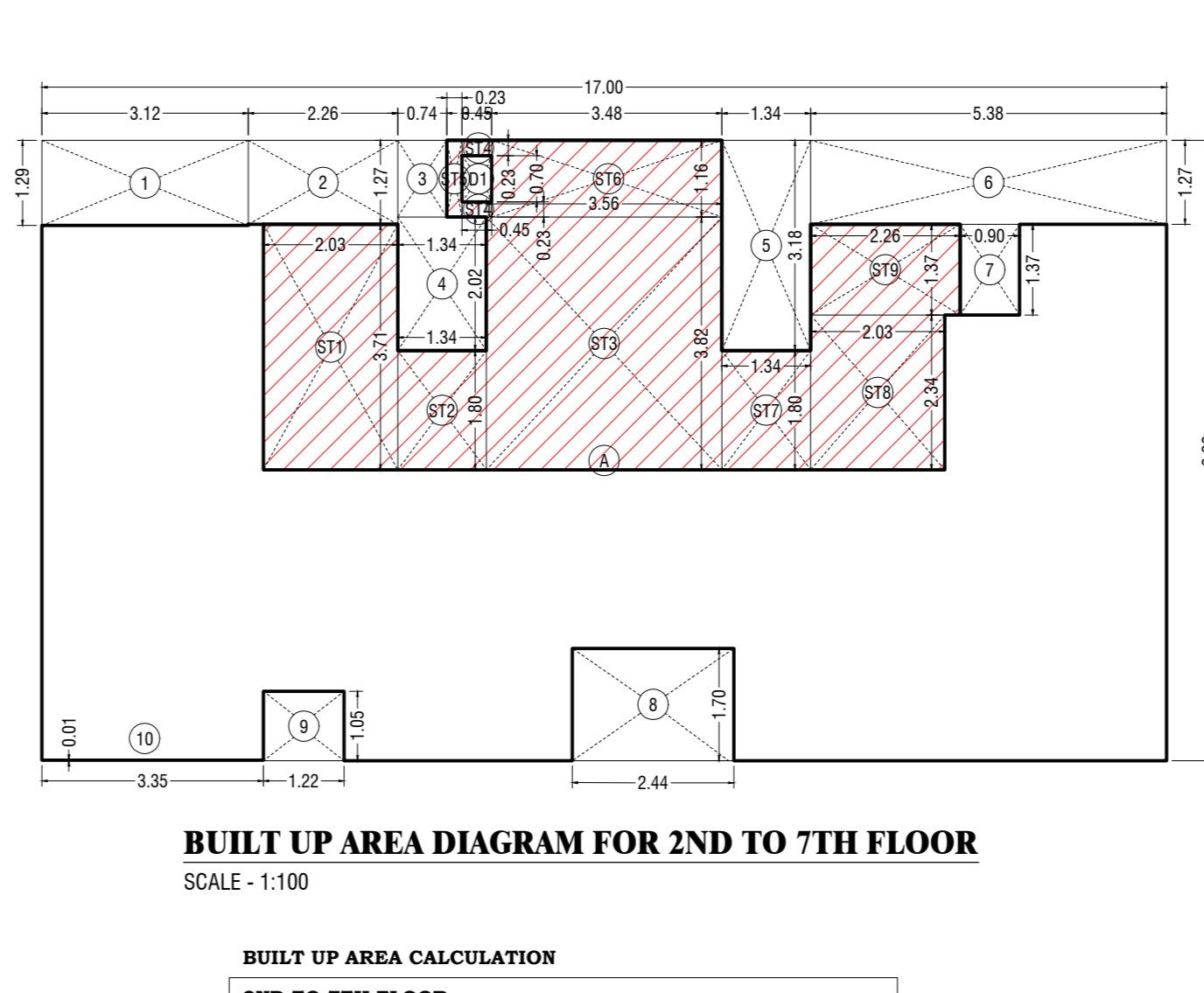
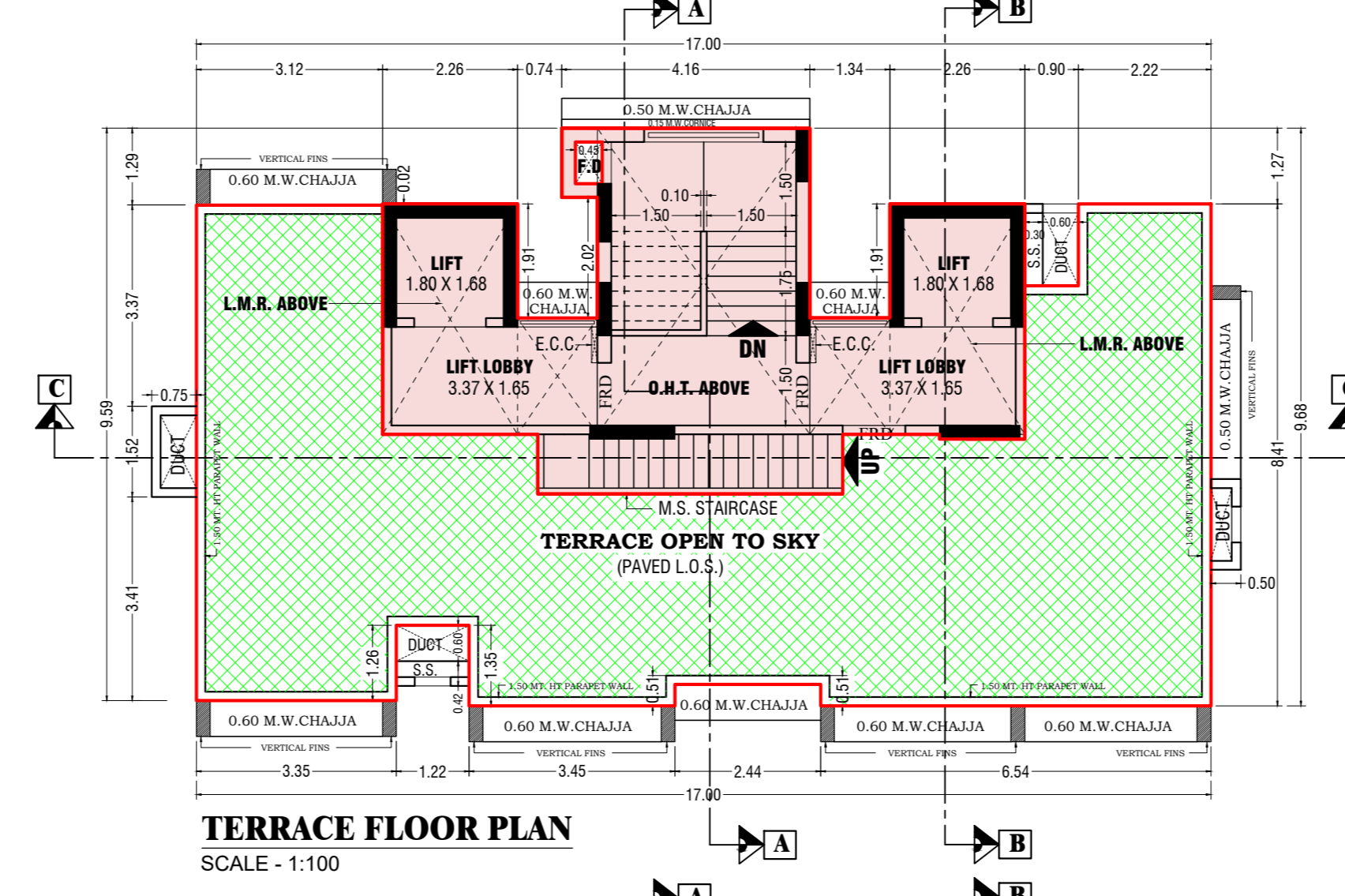
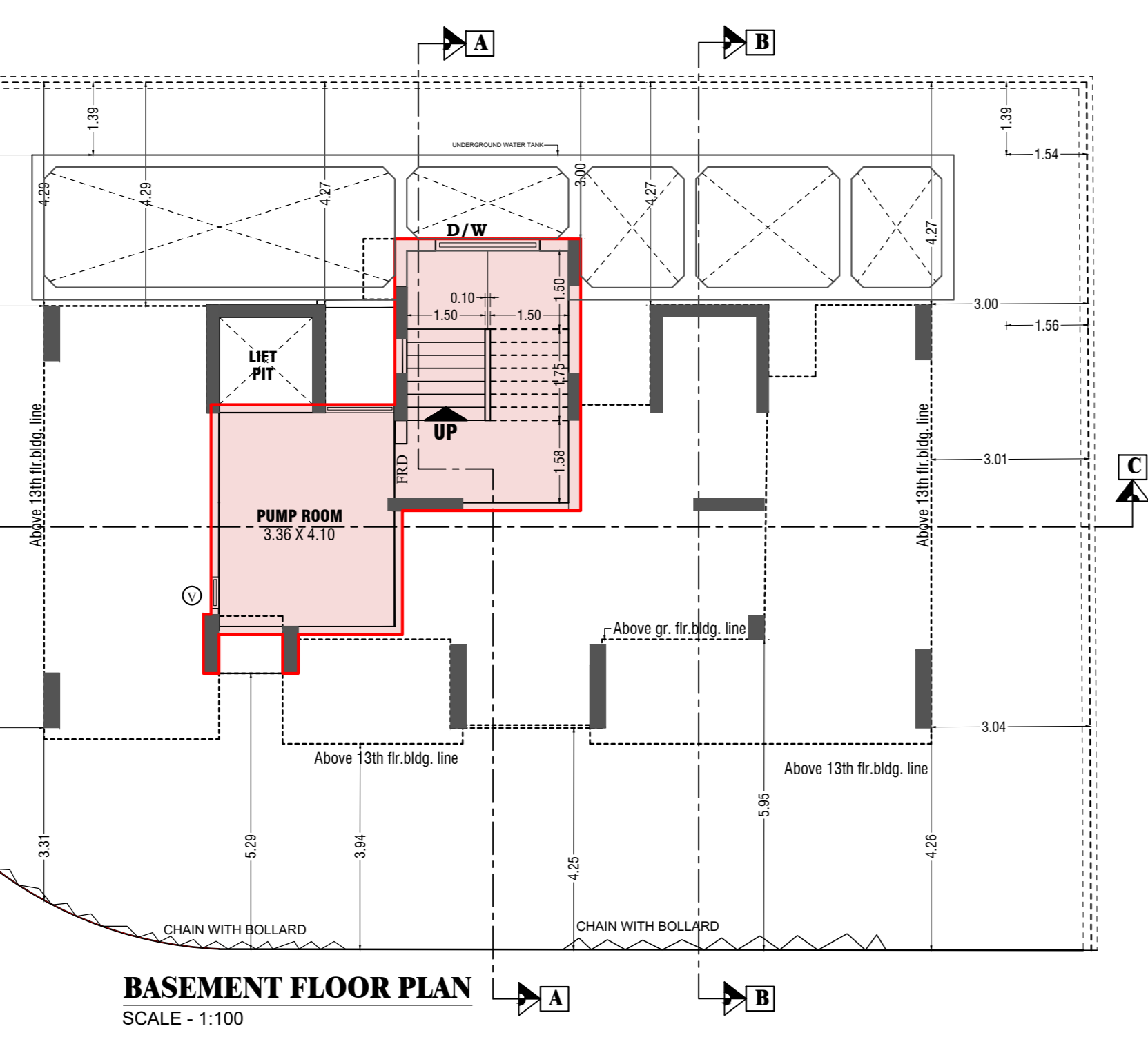
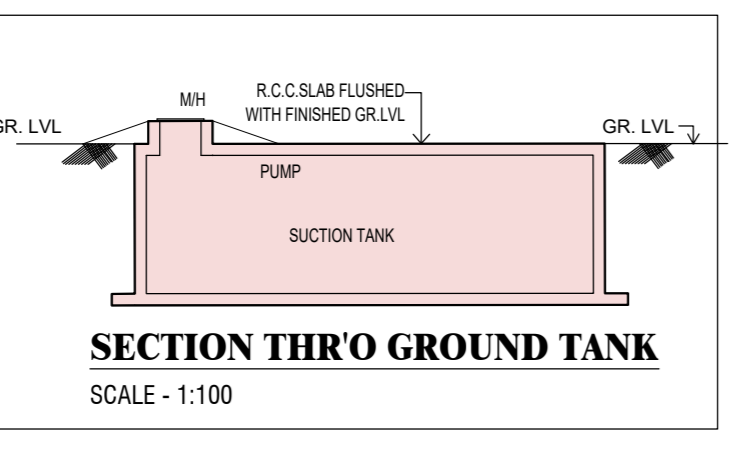
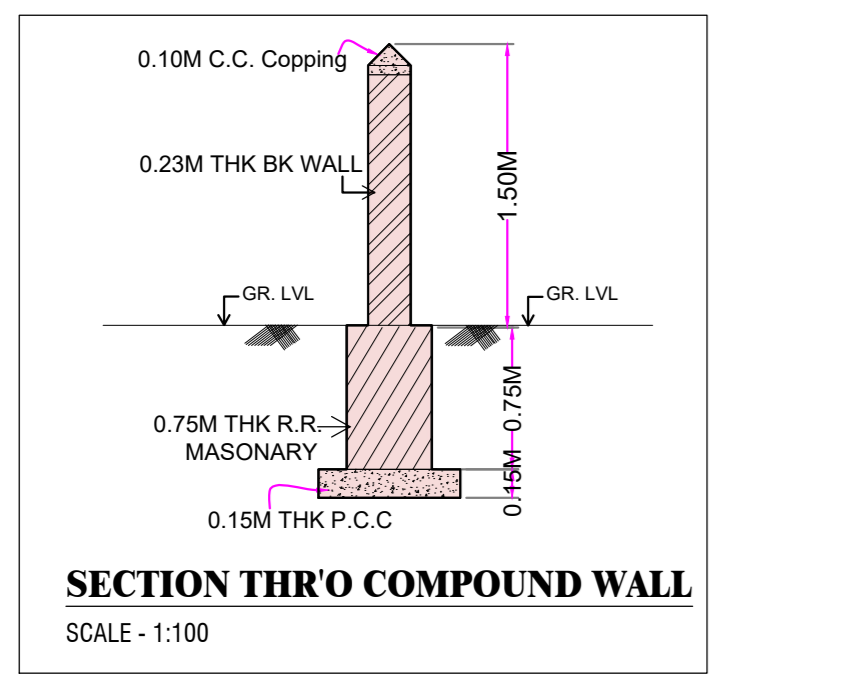
NET PLOT AREA CALCULATION

Particulars	Area (sq.m)
A 24.95 X 7.15 X 0.05	= 89.19 SQ.MT.
B 27.38 X 6.05 X 0.05	= 82.82 SQ.MT.
C 27.38 X 2.70 X 0.05	= 36.96 SQ.MT.
D 27.38 X 13.09 X 0.05	= 179.04 SQ.MT.
TOTAL	= 388.04 SQ.MT.

TOTAL PLOT AREA AS PER CTS RECORD = 377.00 SQ. MT.
 SET BACK AREA = 11.00 SQ.MT.

PROPOSED SETBACK AREA CALCULATIONS

Particulars	Area (sq.m)
A 8.00 X 2.50 X 1.02	= 11.25 SQ.MT.
B 7.00 X 1.50 X 1.02	= 5.25 SQ.MT.
TOTAL AREA = A + B	= 16.50 SQ.MT.
C LESS 8.84 X 1.40 X 2.3	= 6.25 SQ.MT.
NET SETBACK AREA	= 8.80 SQ.MT.



BUILT UP AREA CALCULATION 2ND TO 7TH FLOOR

Particulars	Area (sq.m)
A 17.00 X 9.30 X 1.10	= 169.46 SQ.MT.
TOTAL ADDITION	= 169.46 SQ.MT.

DEDUCTIONS

Particulars	Area (sq.m)
1 3.12 X 1.20 X 1.10	= 4.02 SQ.MT.
2 2.26 X 1.27 X 1.10	= 2.86 SQ.MT.
3 0.74 X 1.96 X 1.10	= 0.96 SQ.MT.
4 1.34 X 2.80 X 1.10	= 2.25 SQ.MT.
5 1.34 X 3.18 X 1.10	= 4.25 SQ.MT.
6 3.38 X 1.27 X 1.10	= 4.64 SQ.MT.
7 0.90 X 1.37 X 1.10	= 1.29 SQ.MT.
8 2.44 X 1.70 X 1.10	= 4.15 SQ.MT.
9 1.22 X 1.65 X 1.10	= 1.38 SQ.MT.
10 3.35 X 0.91 X 1.10	= 0.62 SQ.MT.
TOTAL DEDUCTION	= 28.25 SQ.MT.
NET BUILT UP AREA (X - Y1)	= 191.21 SQ.MT.

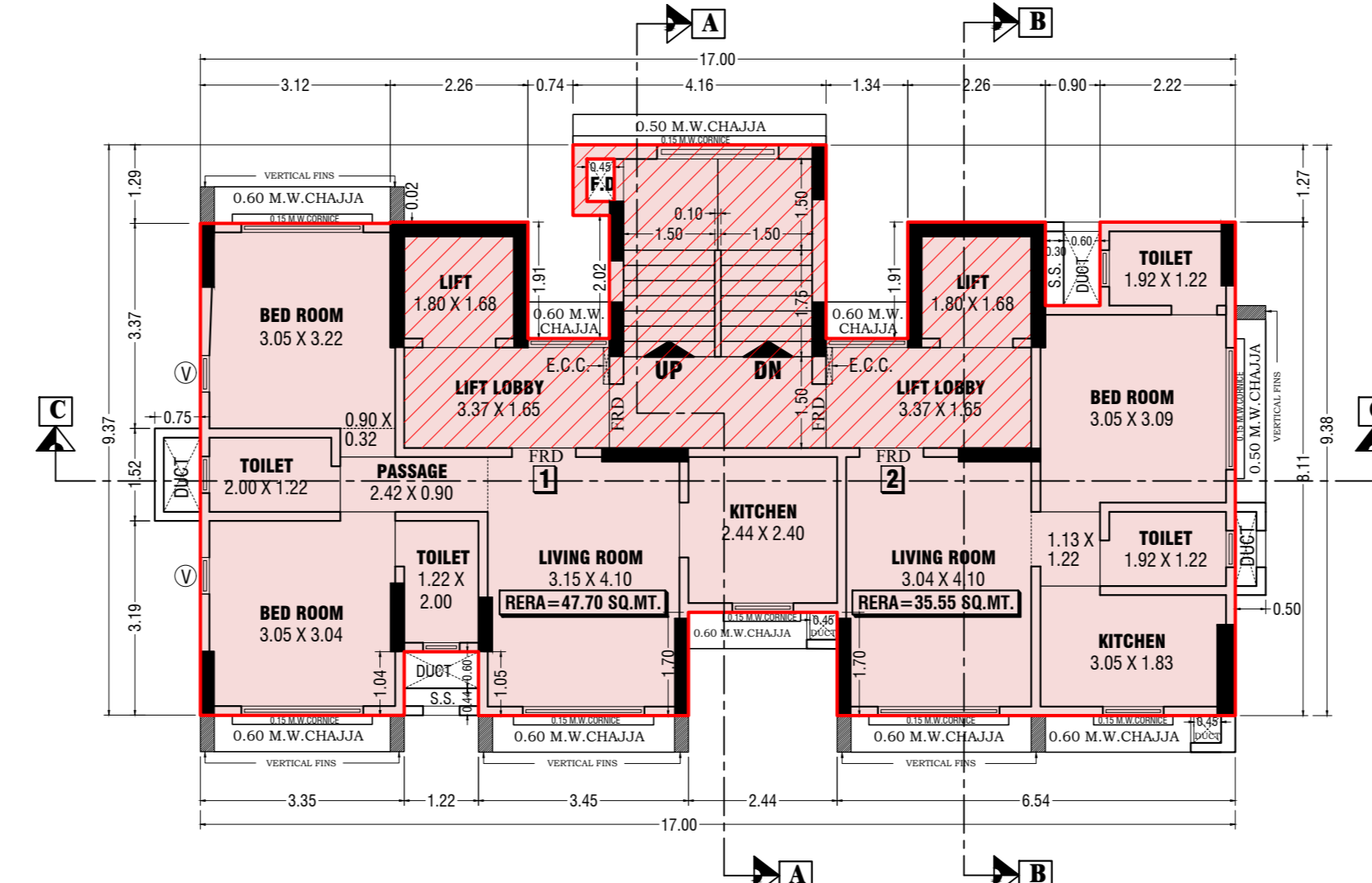
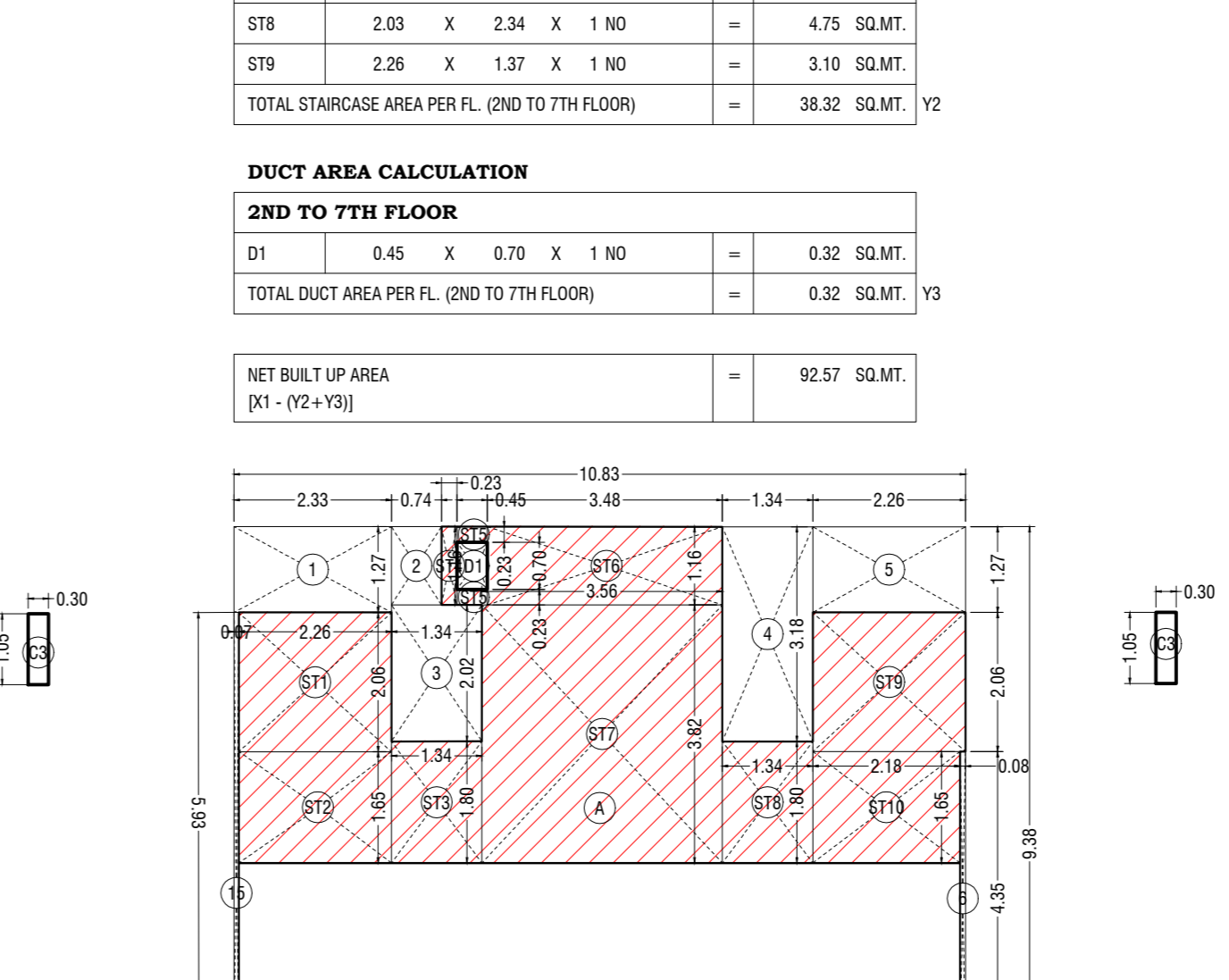
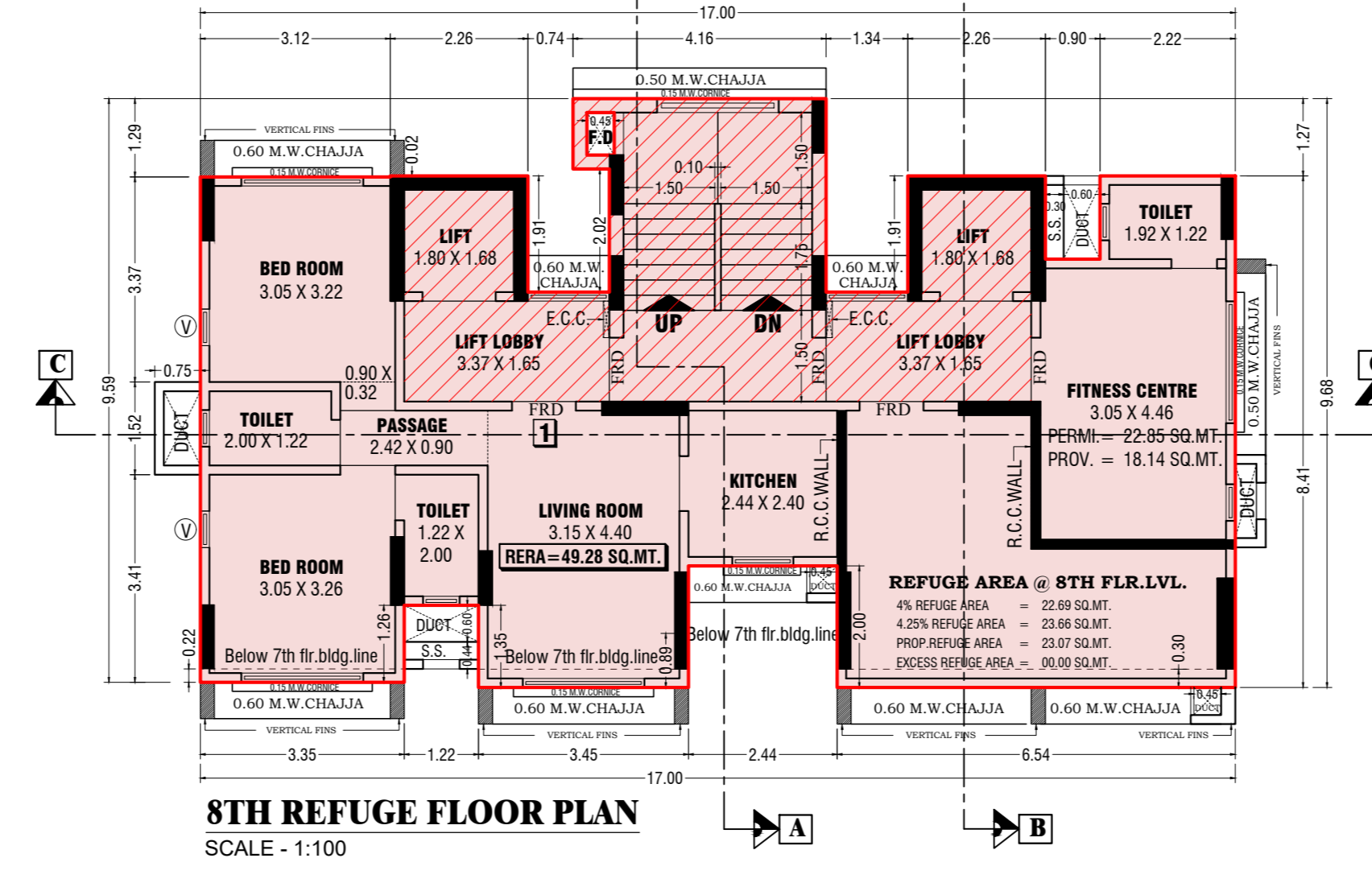
STAIRCASE AREA CALCULATION 2ND TO 7TH FLOOR

Particulars	Area (sq.m)
S11 2.03 X 3.71 X 1.10	= 7.33 SQ.MT.
S12 1.34 X 1.80 X 1.10	= 2.41 SQ.MT.
S13 3.58 X 3.82 X 1.10	= 13.60 SQ.MT.
S14 0.45 X 0.23 X 2.90	= 0.29 SQ.MT.
S15 0.23 X 1.16 X 1.10	= 0.27 SQ.MT.
S16 3.48 X 1.16 X 1.10	= 4.24 SQ.MT.
S17 1.34 X 1.80 X 1.10	= 2.41 SQ.MT.
S18 2.03 X 2.34 X 1.10	= 4.75 SQ.MT.
S19 2.26 X 1.37 X 1.10	= 3.10 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (2ND TO 7TH FLOOR)	= 38.32 SQ.MT.

DUCT AREA CALCULATION 2ND TO 7TH FLOOR

Particulars	Area (sq.m)
D1 0.45 X 0.70 X 1.10	= 0.32 SQ.MT.
TOTAL DUCT AREA PER FL. (2ND TO 7TH FLOOR)	= 0.32 SQ.MT.

NET BUILT UP AREA (X1 - Y2)
 = 162.89 SQ.MT.



BUILT UP AREA CALCULATION 1ST FLOOR

Particulars	Area (sq.m)
A 10.83 X 9.30 X 1.10	= 101.59 SQ.MT.
C1 0.30 X 1.04 X 1.10	= 0.33 SQ.MT.
C2 0.50 X 1.40 X 1.10	= 0.60 SQ.MT.
C3 0.30 X 1.05 X 1.10	= 0.33 SQ.MT.
TOTAL ADDITION	= 102.86 SQ.MT.

DEDUCTIONS

Particulars	Area (sq.m)
1 2.33 X 1.27 X 1.10	= 2.96 SQ.MT.
2 0.74 X 1.16 X 1.10	= 0.86 SQ.MT.
3 1.34 X 2.02 X 1.10	= 2.71 SQ.MT.
4 1.34 X 3.18 X 1.10	= 4.26 SQ.MT.
5 2.26 X 1.27 X 1.10	= 2.87 SQ.MT.
6 0.00 X 4.25 X 1.10	= 0.25 SQ.MT.
7 3.19 X 1.60 X 1.10	= 5.10 SQ.MT.
7A 3.19 X 0.10 X 1.10	= 0.32 SQ.MT.
8 2.44 X 1.70 X 1.10	= 4.15 SQ.MT.
9 2.92 X 1.70 X 1.10	= 4.96 SQ.MT.
10 0.30 X 1.05 X 1.10	= 0.32 SQ.MT.
11 1.22 X 2.15 X 1.10	= 2.62 SQ.MT.
12 0.30 X 1.05 X 1.10	= 0.32 SQ.MT.
14 0.15 X 4.10 X 1.10	= 0.60 SQ.MT.
15 0.07 X 5.53 X 1.10	= 0.43 SQ.MT.
TOTAL DEDUCTION	= 32.84 SQ.MT.
NET BUILT UP AREA (X - Y1)	= 70.04 SQ.MT.

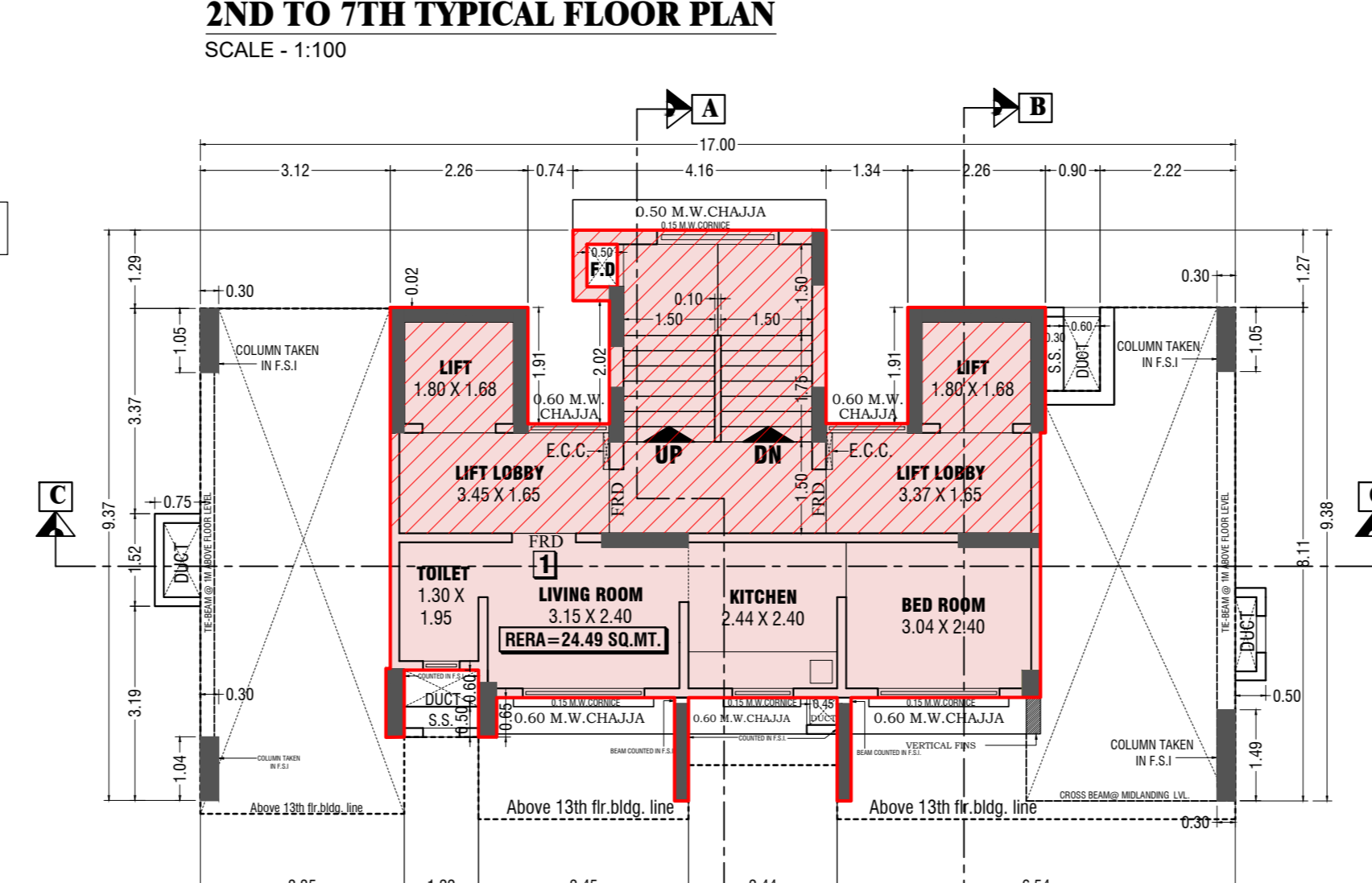
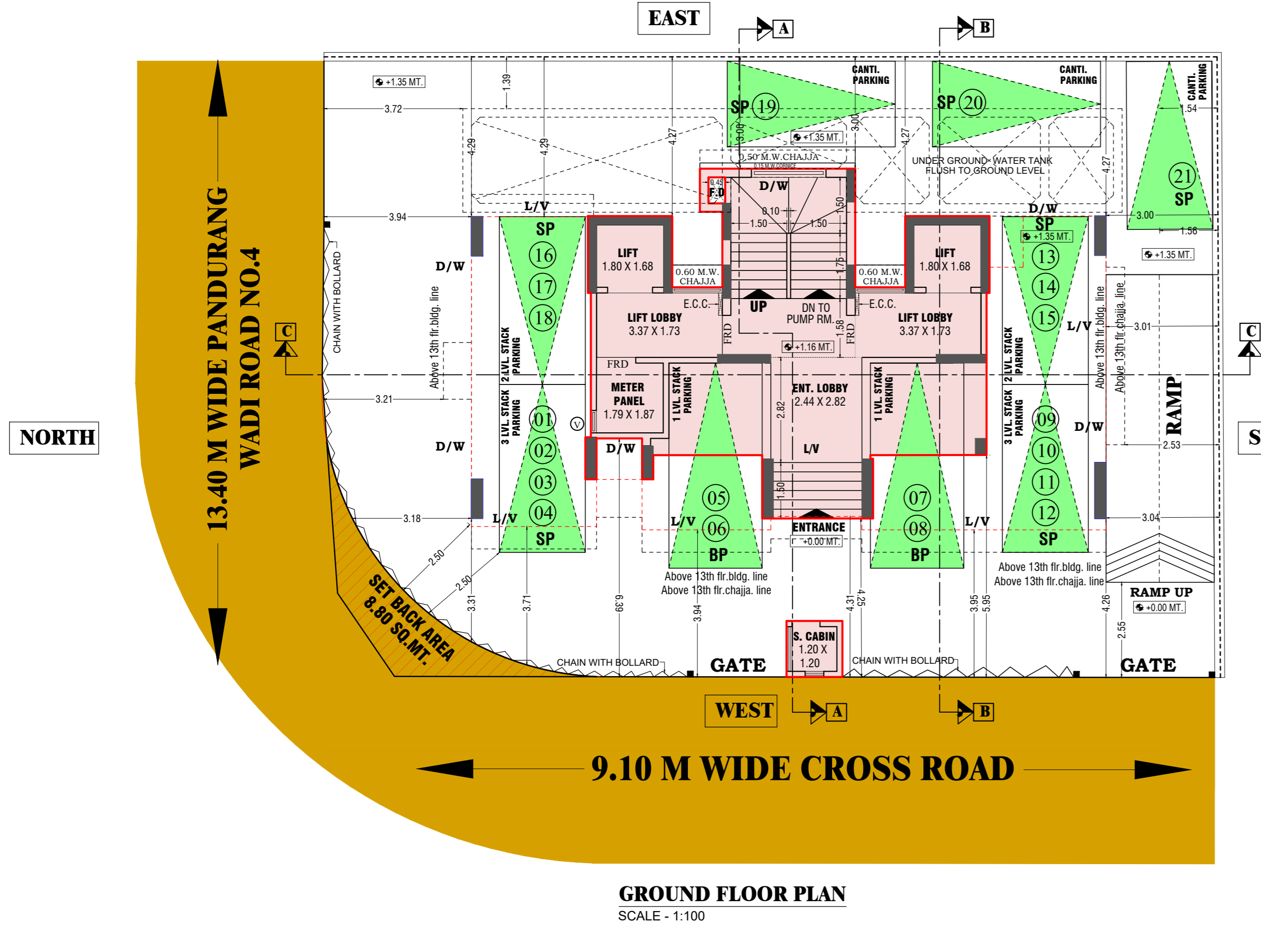
STAIRCASE AREA CALCULATION 1ST FLOOR

Particulars	Area (sq.m)
S11 2.26 X 2.00 X 1.10	= 4.66 SQ.MT.
S12 2.26 X 1.85 X 1.10	= 3.73 SQ.MT.
S13 1.34 X 1.80 X 1.10	= 2.41 SQ.MT.
S14 0.23 X 1.16 X 1.10	= 0.27 SQ.MT.
S15 0.45 X 0.23 X 2.90	= 0.29 SQ.MT.
S16 3.48 X 1.16 X 1.10	= 4.24 SQ.MT.
S17 3.58 X 3.82 X 1.10	= 13.60 SQ.MT.
S18 1.34 X 1.80 X 1.10	= 2.41 SQ.MT.
S19 2.26 X 2.34 X 1.10	= 4.86 SQ.MT.
S20 2.26 X 1.45 X 1.10	= 3.46 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (1ST FLOOR)	= 39.58 SQ.MT.

DUCT AREA CALCULATION 1ST FLOOR

Particulars	Area (sq.m)
D1 0.45 X 0.70 X 1.10	= 0.32 SQ.MT.
TOTAL DUCT AREA PER FL. (1ST FLOOR)	= 0.32 SQ.MT.

NET BUILT UP AREA (Y1 - Y2)
 = 30.23 SQ.MT.



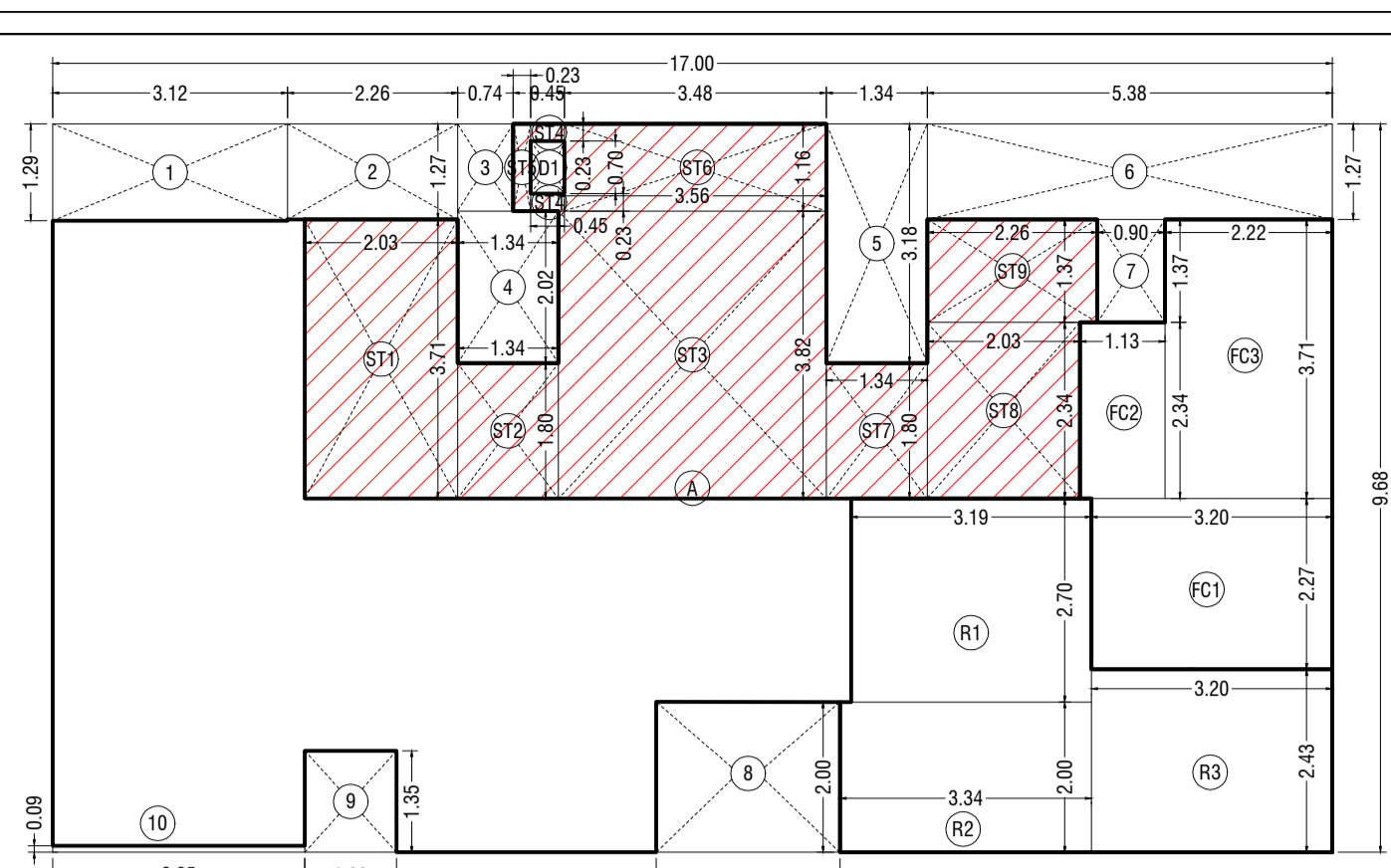
STAIRCASE AREA CALCULATION 1ST FLOOR

Particulars	Area (sq.m)
S11 2.26 X 2.00 X 1.10	= 4.66 SQ.MT.
S12 2.26 X 1.85 X 1.10	= 3.73 SQ.MT.
S13 1.34 X 1.80 X 1.10	= 2.41 SQ.MT.
S14 0.23 X 1.16 X 1.10	= 0.27 SQ.MT.
S15 0.45 X 0.23 X 2.90	= 0.29 SQ.MT.
S16 3.48 X 1.16 X 1.10	= 4.24 SQ.MT.
S17 3.58 X 3.82 X 1.10	= 13.60 SQ.MT.
S18 1.34 X 1.80 X 1.10	= 2.41 SQ.MT.
S19 2.26 X 2.34 X 1.10	= 4.86 SQ.MT.
S20 2.26 X 1.45 X 1.10	= 3.46 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (1ST FLOOR)	= 39.58 SQ.MT.

DUCT AREA CALCULATION 1ST FLOOR

Particulars	Area (sq.m)
D1 0.45 X 0.70 X 1.10	= 0.32 SQ.MT.
TOTAL DUCT AREA PER FL. (1ST FLOOR)	= 0.32 SQ.MT.

NET BUILT UP AREA (Y1 - Y2)
 = 30.23 SQ.MT.



BUILT UP AREA DIAGRAM FOR 8TH FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATION

8TH FLOOR

A	17.00 X 9.69 X 1 NO	=	164.56 SQ.MT.
TOTAL ADDITION		=	164.56 SQ.MT. X

DEDUCTIONS

1	3.12 X 1.29 X 1 NO	=	4.02 SQ.MT.
2	2.26 X 1.27 X 1 NO	=	2.87 SQ.MT.
3	0.74 X 1.16 X 1 NO	=	0.86 SQ.MT.
4	1.34 X 2.02 X 1 NO	=	2.70 SQ.MT.
5	1.34 X 3.19 X 1 NO	=	4.28 SQ.MT.
6	5.36 X 1.27 X 1 NO	=	6.80 SQ.MT.
7	0.90 X 1.37 X 1 NO	=	1.23 SQ.MT.
8	3.44 X 2.00 X 1 NO	=	6.88 SQ.MT.
9	1.22 X 1.36 X 1 NO	=	1.66 SQ.MT.
10	3.35 X 0.99 X 1 NO	=	3.32 SQ.MT.
TOTAL DEDUCTION		=	29.60 SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)		=	134.96 SQ.MT. X1

STAIRCASE AREA CALCULATION

8TH FLOOR

ST1	2.03 X 3.71 X 1 NO	=	7.53 SQ.MT.
ST2	1.34 X 1.80 X 1 NO	=	2.41 SQ.MT.
ST3	3.56 X 3.82 X 1 NO	=	13.60 SQ.MT.
ST4	0.45 X 0.23 X 2 NOS	=	0.21 SQ.MT.
ST5	0.23 X 1.16 X 1 NO	=	0.26 SQ.MT.
ST6	3.48 X 1.16 X 1 NO	=	4.04 SQ.MT.
ST7	1.34 X 1.80 X 1 NO	=	2.41 SQ.MT.
ST8	2.03 X 2.31 X 1 NO	=	4.75 SQ.MT.
ST9	2.08 X 1.37 X 1 NO	=	2.85 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (8TH FLOOR)		=	38.31 SQ.MT. Y2

DUCT AREA CALCULATION

8TH FLOOR

D1	0.45 X 0.70 X 1 NO	=	0.32 SQ.MT.
TOTAL DUCT AREA PER FL. (8TH FLOOR)		=	0.32 SQ.MT. Y3

REFUGO AREA CALCULATION

8TH FLOOR

R1	3.19 X 2.70 X 1 NO	=	8.61 SQ.MT.
R2	3.34 X 2.00 X 1 NO	=	6.68 SQ.MT.
R3	3.20 X 2.43 X 1 NO	=	7.78 SQ.MT.
TOTAL REFUGO AREA PER FL. (8TH FLOOR)		=	23.07 SQ.MT. Y4

FITNESS CENTRE AREA CALCULATION

8TH FLOOR

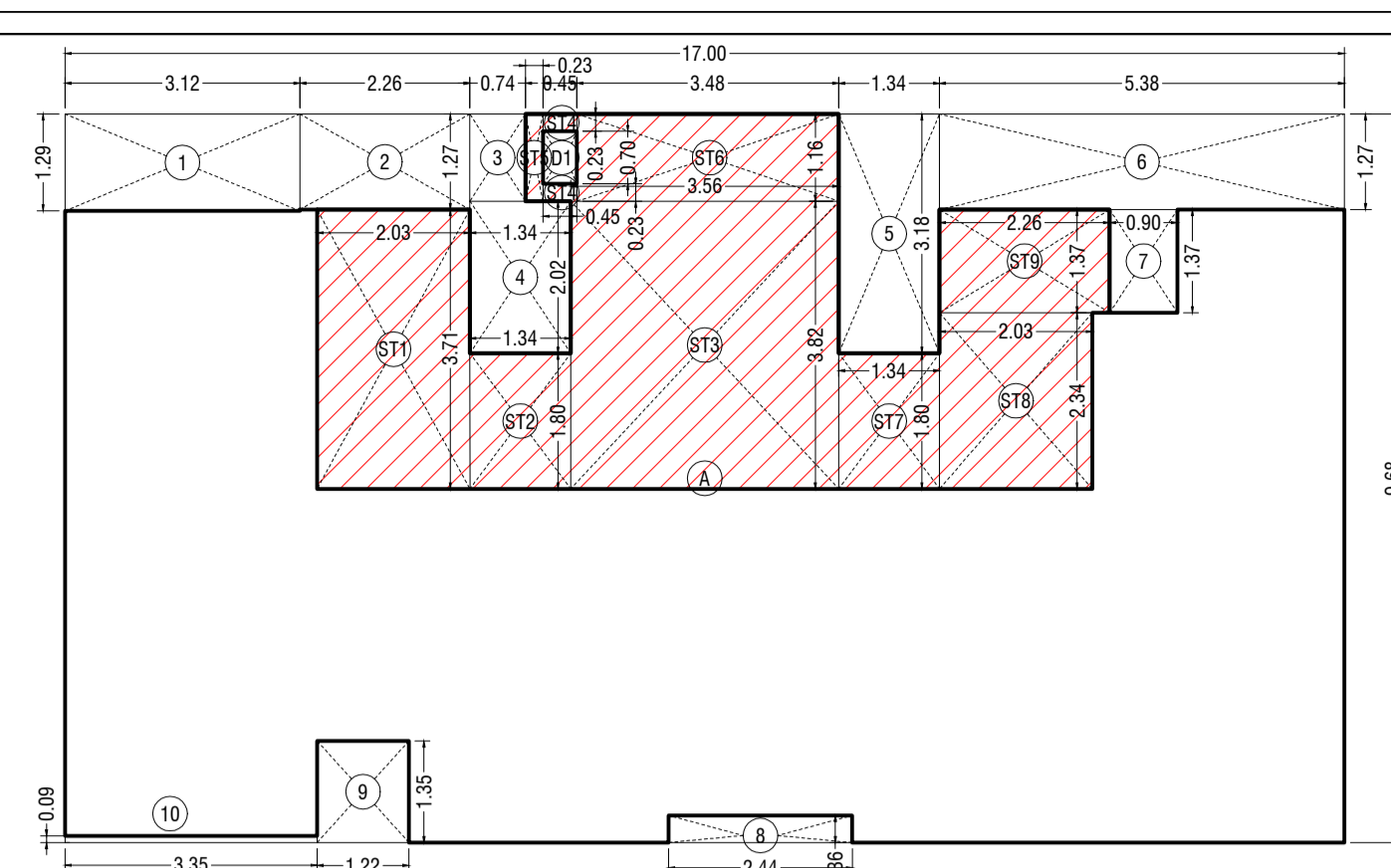
FC1	3.01 X 2.27 X 1 NO	=	6.83 SQ.MT.
FC2	1.13 X 2.34 X 1 NO	=	2.64 SQ.MT.
FC3	2.22 X 3.71 X 1 NO	=	8.24 SQ.MT.
TOTAL FITNESS CENTRE AREA PER FL. (8TH FLOOR)		=	17.71 SQ.MT. Y5

NET BUILT UP AREA
(X1 - (Y2+Y3+Y4+Y5))

= 55.12 SQ.MT.

PERM. REFUGO AREA FOR 8TH FLOOR

BUILT UP AREA OF 8TH, 9TH TO 10TH FLOOR = 556.77 SQ.MT.
4% OF 556.77 SQ.MT = 22.27 SQ.MT.
PROPOSED REFUGO AREA = 23.07 SQ.MT.
EXCESS REFUGO AREA TAKEN IN F.S.I. = 0.00 SQ.MT.



BUILT UP AREA DIAGRAM FOR 9TH TO 13TH FLOOR
SCALE - 1:100

BUILT UP AREA CALCULATION

9TH TO 13TH FLOOR

A	17.00 X 9.69 X 1 NO	=	164.56 SQ.MT.
TOTAL ADDITION		=	164.56 SQ.MT. X

DEDUCTIONS

1	3.12 X 1.29 X 1 NO	=	4.02 SQ.MT.
2	2.26 X 1.27 X 1 NO	=	2.87 SQ.MT.
3	0.74 X 1.16 X 1 NO	=	0.86 SQ.MT.
4	1.34 X 2.02 X 1 NO	=	2.70 SQ.MT.
5	1.34 X 3.19 X 1 NO	=	4.28 SQ.MT.
6	5.36 X 1.27 X 1 NO	=	6.80 SQ.MT.
7	0.90 X 1.37 X 1 NO	=	1.23 SQ.MT.
8	3.44 X 2.00 X 1 NO	=	6.88 SQ.MT.
9	1.22 X 1.36 X 1 NO	=	1.66 SQ.MT.
10	3.35 X 0.99 X 1 NO	=	3.32 SQ.MT.
TOTAL DEDUCTION		=	29.59 SQ.MT. Y1
TOTAL BUILT UP AREA (X - Y1)		=	134.97 SQ.MT. X1

STAIRCASE AREA CALCULATION

9TH TO 13TH FLOOR

ST1	2.03 X 3.71 X 1 NO	=	7.53 SQ.MT.
ST2	1.34 X 1.80 X 1 NO	=	2.41 SQ.MT.
ST3	3.56 X 3.82 X 1 NO	=	13.60 SQ.MT.
ST4	0.45 X 0.23 X 2 NOS	=	0.21 SQ.MT.
ST5	0.23 X 1.16 X 1 NO	=	0.26 SQ.MT.
ST6	3.48 X 1.16 X 1 NO	=	4.04 SQ.MT.
ST7	1.34 X 1.80 X 1 NO	=	2.41 SQ.MT.
ST8	2.03 X 2.34 X 1 NO	=	4.75 SQ.MT.
ST9	2.26 X 1.37 X 1 NO	=	3.10 SQ.MT.
TOTAL STAIRCASE AREA PER FL. (9TH TO 13TH FLOOR)		=	38.32 SQ.MT. Y2

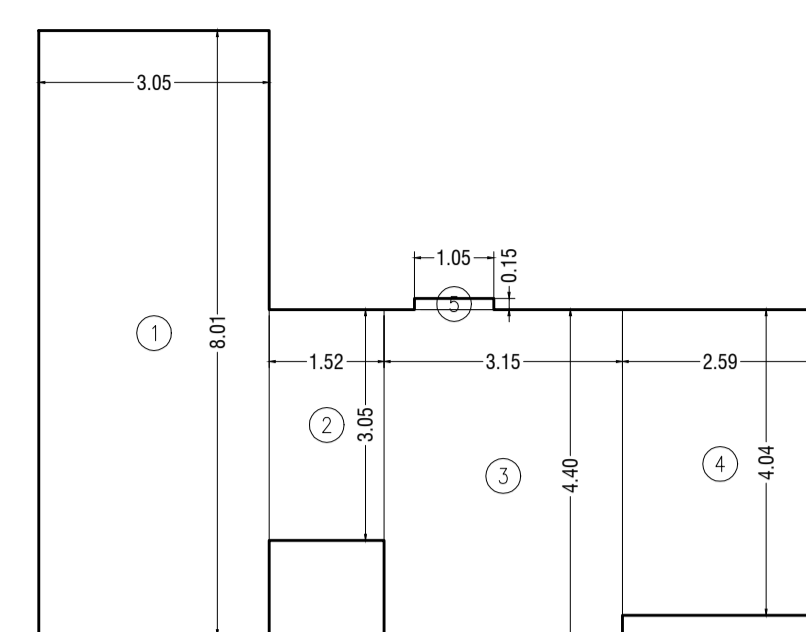
DUCT AREA CALCULATION

9TH TO 13TH FLOOR

D1	0.45 X 0.70 X 1 NO	=	0.32 SQ.MT.
TOTAL DUCT AREA PER FL. (9TH TO 13TH FLOOR)		=	0.32 SQ.MT. Y3

NET BUILT UP AREA
(X1 - (Y2+Y3))

= 100.33 SQ.MT.

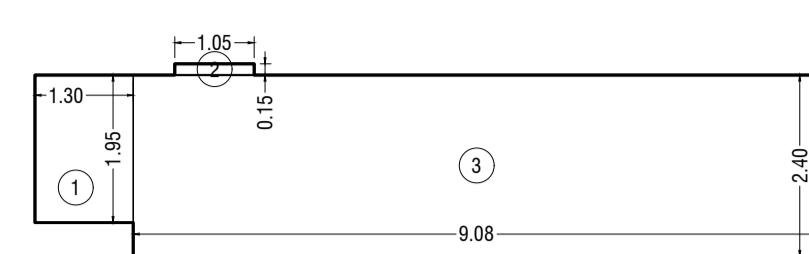


RERA AREA DIAGRAM 7TH TO 13TH FLOOR
FLAT NO:1

RERA AREA CALCULATION FOR 7TH TO 13TH FLOOR

TYPICAL FLOOR

1	3.05 X 0.91 X 1 NO	=	2.78 SQ.MT.
2	1.92 X 0.91 X 1 NO	=	1.75 SQ.MT.
3	3.15 X 4.40 X 1 NO	=	13.86 SQ.MT.
4	2.59 X 4.04 X 1 NO	=	10.46 SQ.MT.
5	1.95 X 0.15 X 1 NO	=	0.29 SQ.MT.
TOTAL ADDITION		=	55.55 SQ.MT. X

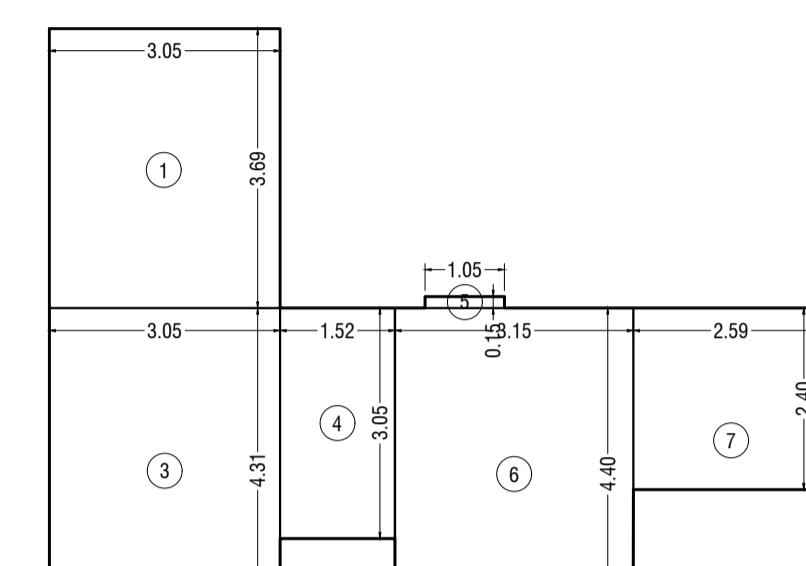


RERA AREA DIAGRAM 1ST FLOOR
FLAT NO:1

RERA AREA CALCULATION FOR 1ST FLOOR

FLAT NO:1

1	1.30 X 1.95 X 1 NO	=	2.54 SQ.MT.
2	1.65 X 0.15 X 1 NO	=	0.25 SQ.MT.
3	9.08 X 2.40 X 1 NO	=	21.79 SQ.MT.
TOTAL ADDITION		=	24.58 SQ.MT. X

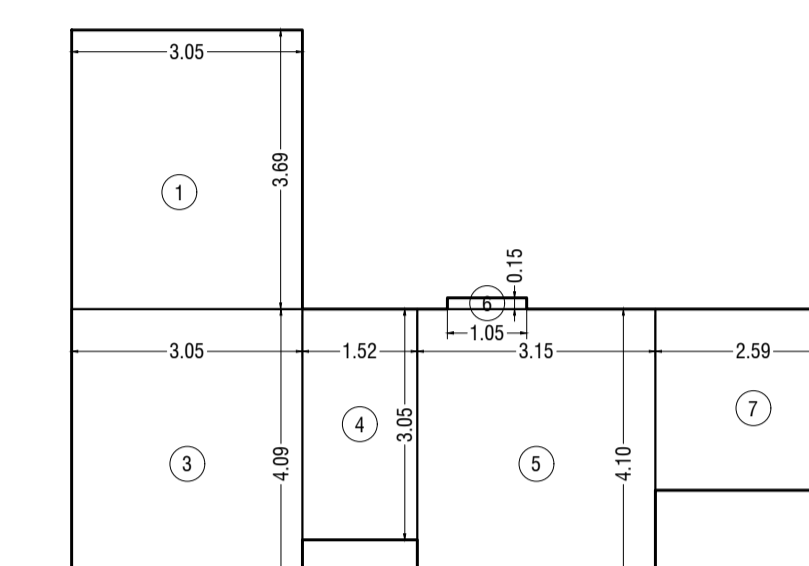


RERA AREA DIAGRAM 8TH FLOOR
FLAT NO:1

RERA AREA CALCULATION FOR 8TH FLOOR

FLAT NO:1

1	3.05 X 3.69 X 1 NO	=	11.25 SQ.MT.
2	3.05 X 4.31 X 1 NO	=	13.15 SQ.MT.
3	1.92 X 0.15 X 1 NO	=	0.28 SQ.MT.
4	1.92 X 3.05 X 1 NO	=	5.86 SQ.MT.
5	1.03 X 0.15 X 1 NO	=	0.15 SQ.MT.
6	3.15 X 4.40 X 1 NO	=	13.86 SQ.MT.
7	2.59 X 2.40 X 1 NO	=	6.22 SQ.MT.
TOTAL ADDITION		=	46.29 SQ.MT. X

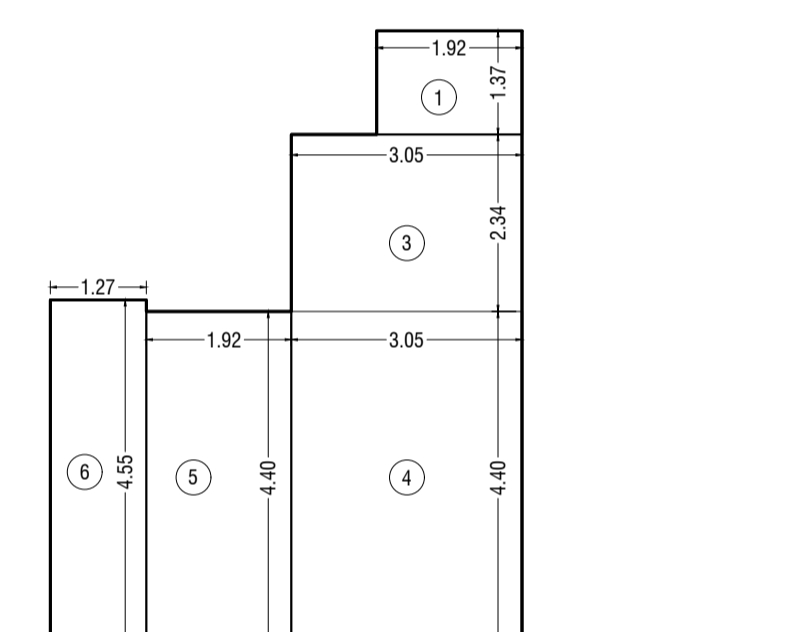


RERA AREA DIAGRAM 2ND TO 7TH FLOOR
FLAT NO:1

RERA AREA CALCULATION FOR 2ND TO 7TH FLOOR

FLAT NO:1

1	3.05 X 3.69 X 1 NO	=	11.25 SQ.MT.
2	3.05 X 4.10 X 1 NO	=	12.51 SQ.MT.
3	1.92 X 3.05 X 1 NO	=	5.86 SQ.MT.
4	3.15 X 4.10 X 1 NO	=	12.92 SQ.MT.
5	1.05 X 0.15 X 1 NO	=	0.16 SQ.MT.
6	2.59 X 2.40 X 1 NO	=	6.22 SQ.MT.
TOTAL ADDITION		=	47.70 SQ.MT. X

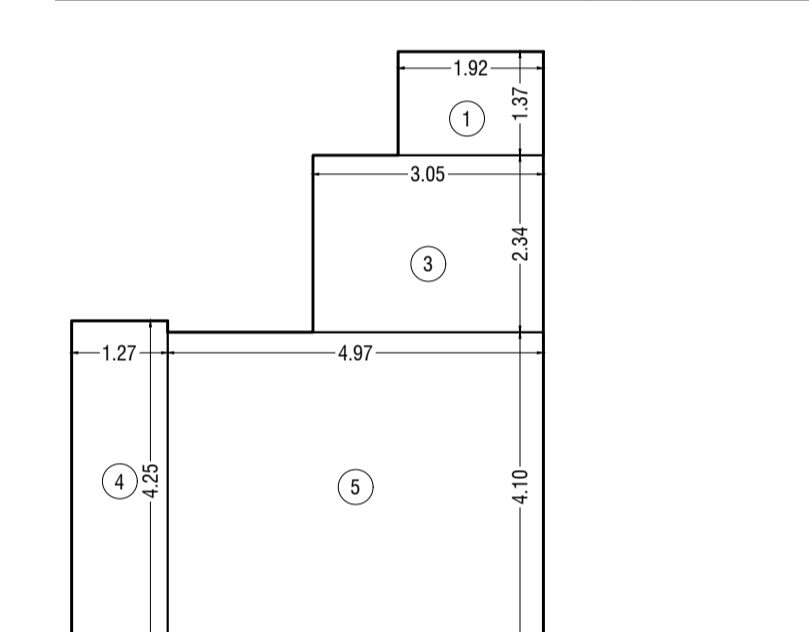


RERA AREA DIAGRAM 9TH TO 13TH FLOOR
FLAT NO:2

RERA AREA CALCULATION FOR 9TH TO 13TH FLOOR

FLAT NO:2

1	1.92 X 1.37 X 1 NO	=	2.63 SQ.MT.
2	3.05 X 2.34 X 1 NO	=	7.14 SQ.MT.
3	1.27 X 4.25 X 1 NO	=	5.40 SQ.MT.
4	3.05 X 4.40 X 1 NO	=	13.42 SQ.MT.
5	1.92 X 4.40 X 1 NO	=	8.45 SQ.MT.
6	1.27 X 4.55 X 1 NO	=	5.78 SQ.MT.
TOTAL ADDITION		=	37.48 SQ.MT. X

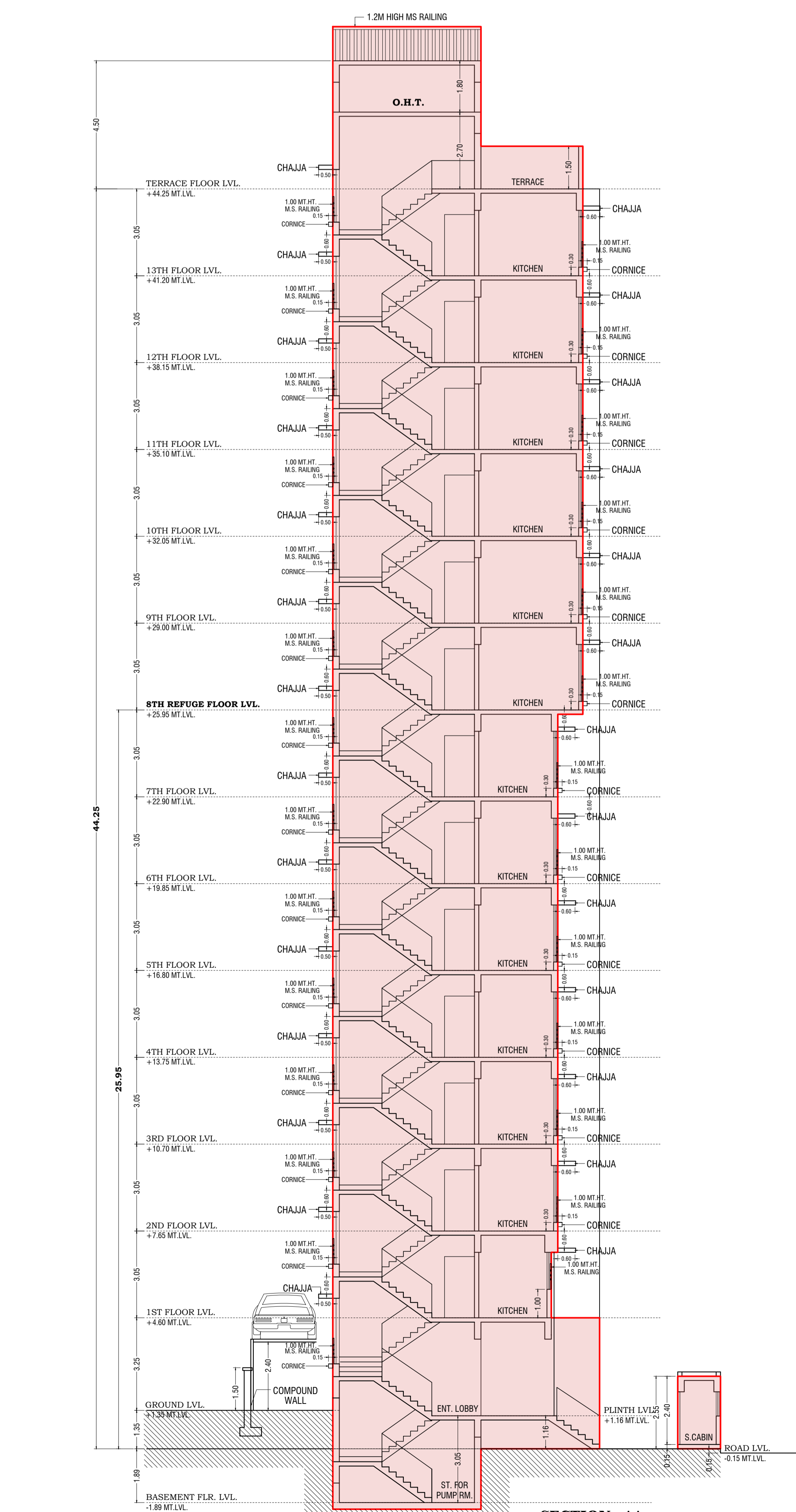


RERA AREA DIAGRAM 2ND TO 7TH FLOOR
FLAT NO:2

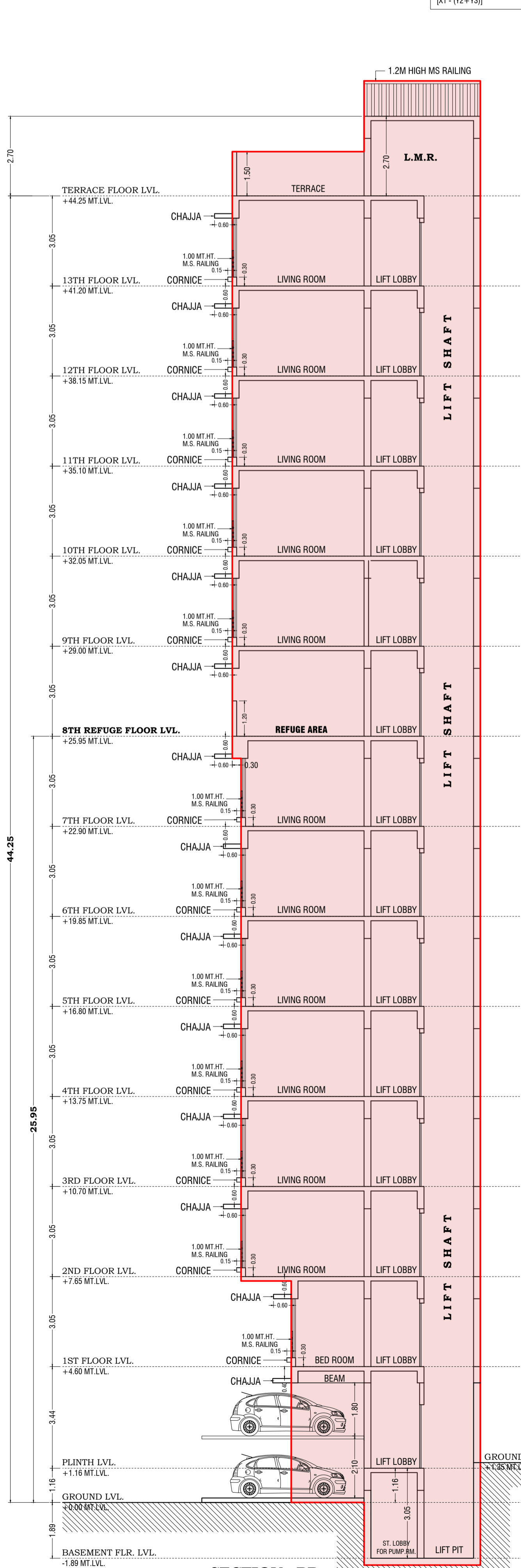
RERA AREA CALCULATION FOR 2ND TO 7TH FLOOR

FLAT NO:2

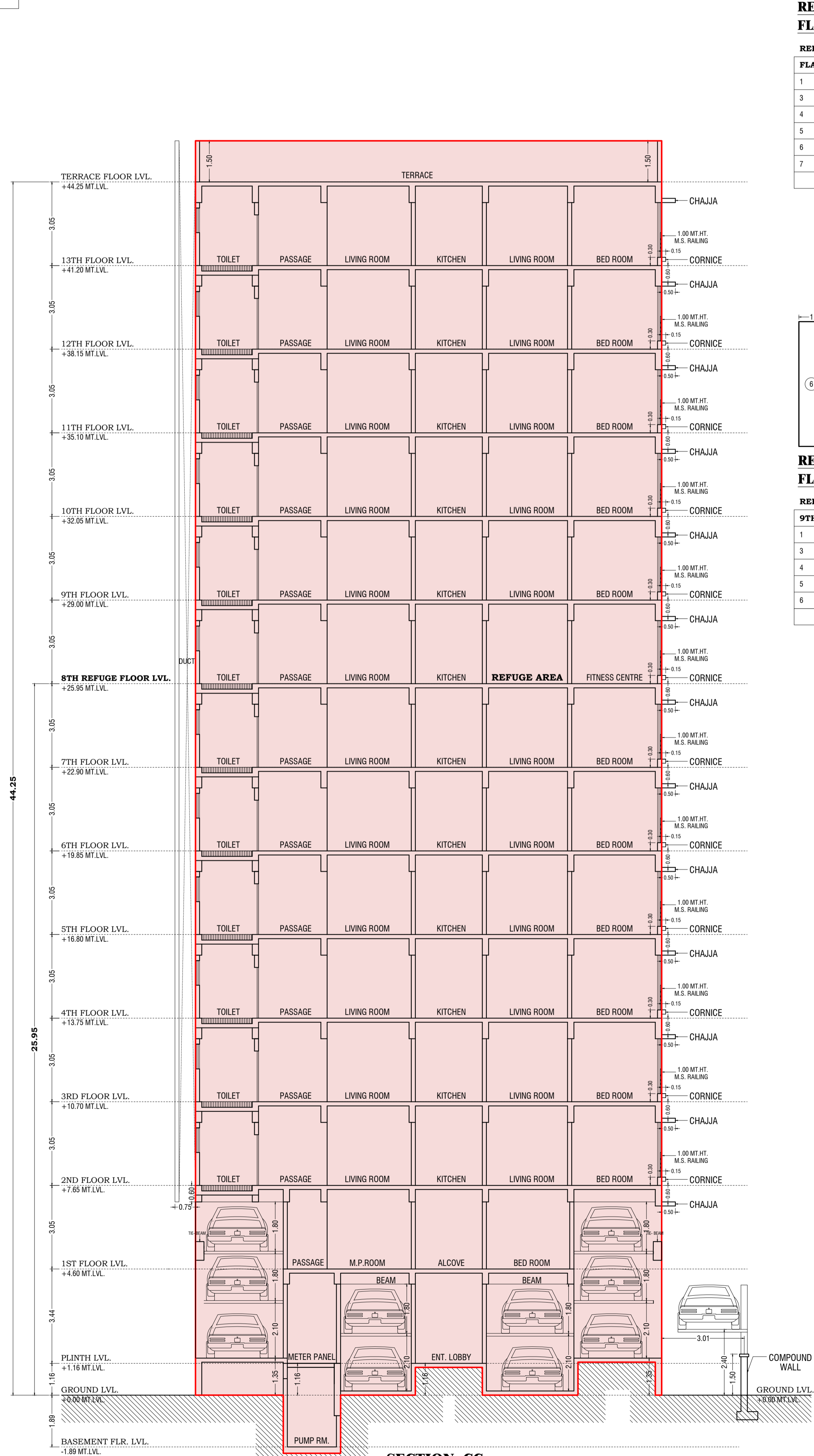
1	1.92 X 1.37 X 1 NO	=	2.63 SQ.MT.
2	3.05 X 4.10 X 1 NO	=	12.51 SQ.MT.
3	1.27 X 4.25 X 1 NO	=	5.40 SQ.MT.
4	4.97 X 4.10 X 1 NO	=	20.38 SQ.MT.
TOTAL ADDITION		=	35.55 SQ.MT. X



SECTION - AA
SCALE - 1:100



SECTION - BB
SCALE - 1:100



SECTION - CC
SCALE - 1:100

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED.
2) THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO P-5473/2020/193/P/5
3) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH AMENDED CONDITION UNDER NO. 4, GOREGAON EAST, MUMBAI - 400033.

FORM - II

THIS PLAN IS DIGITALLY SIGNED

- THIS IS DIGITALLY SIGNED AND ISSUED.
- THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO P-5473/2020/193/P/5
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH AMENDED CONDITION UNDER NO. 4, GOREGAON EAST, MUMBAI - 400033.

CONTENTS OF SHEET

SECTION - AA, SECTION - BB, SECTION - CC, BUILT UP AREA DIAGRAM AND CALCULATION, RERA AREA DIAGRAM AND CALCULATION.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED SELF REDEVELOPMENT OF EXISTING RESIDENTIAL BUILDING ON PLOT NO. 33, BEARING C.T.S. NO. 93, 93 TO 3 OF VILLAGE PAHADRI GOREGAON EAST, PANDURANG WADI, ROAD NO. 4, GOREGAON EAST, MUMBAI - 400033.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER
PADMANABH APARTMENT CO OPERATIVE HOUSING SOCIETY LIMITED
PLOT NO. 33, ROAD NO. 4, PANDURANG WADI, GOREGAON EAST, MUMBAI - 400033

OWNER / DEVELOPER SIGNATURE

Job no.	Drawing No.	Scale	Drawn By	Checked By	Date
	02/02	AS SHOWN	Prakash Kadam	MANASI	03/08/2023

NAME ADDRESS & SIGNATURE OF LICENSED ARCHITECT

GIRISH CHAUDHARI
202, PLOT NO.33, ROAD NO.4, PANDURANG WADI, GOREGAON (EAST), MUMBAI - 400 033.

BRIHANMUMBAI MUNICIPAL CORPORATION

STAMPS OF APPROVAL

1) THIS DOCUMENT IS DIGITALLY SIGNED AND NO PHYSICAL SIGN IS REQUIRED

S.E.P. (P4) A.E.P. P WARD E.E.P. P WARD